

Manufactured Homes Commission
Tuesday, October 21, 2014
Peabody Senior Center, Torrigan Community Life Center
Peabody, MA 01960

- Meeting was called to order at 10:30 AM by Chairperson Sandy Overlook.
- Commissioners in attendance were: Sandra Overlook Chairperson, Nancy Fallon, Vice Chair, Sherri Sore, Recording Secretary, Jeffery Hallahan and Carl Zack. Ex-Officio Members in attendance: Andrew Shealey, Attorney General's Office (AGO), and W. Karl McLaurin, Housing & Community Development (DHCD). A full list of attendees is attached to the minutes.
- A motion was made by Commissioner Zack, seconded by Commissioner Fallon, to accept the minutes of the previous meeting. It was voted and approved.
- Correspondence received by the Commission.
 1. A notice to sell Matfield Woods was received. Park is for sale, and has an offer.
- Guest Speaker

Mr. Chuck Holden, from Holden Oil, spoke to the Commissioners and guests about many issues. The issues included oil tank failures and the supply of kerosene for outdoor tanks because the supply is decreasing.

Mr. Holden also discussed the price and benefits of high efficiency oil tank (cost approx. \$2000) versus/or propane tank (approx. \$3500), which included renting versus owning. There was also a discussion about conversion to propane if oil prices rise. Mr. Holden explained that costs average out over a 10 year period if a park and/or owner goes to propane. The cost is in the equipment.

Commissioner Fallon discussed rebates for energy efficient furnaces and asked if burners fall into fuel assistance programs.

Guest Shelley Hatch, from Brookside Mobile Community in Orange, MA, wanted to know about purchasing a conventional tank and did it need a concrete pad.

Guest Ed Bryant, Malden Mobile Home Park, discussed fixing oil tank "tops" and wanted to know about kerosene.
- Old Business - none
- New Business

Andrew Shealey, AG Office, will check about by-law change(s) (Bill #19920 and what is happening with Bill #2318)

- Public Forum

1. Guest Shelly Hatch, Brookside Mobile Community in Orange, MA, wants to know about converting a park into a 55+ age community and what options are available to do so, especially if the park was not built expressly as a 55+ park. She has approached DHCD. Commissioner Fallon suggested she work with zoning laws and check with HUD.

Commissioner Zack questioned about family ownership of park and if there was any written indication about the park being 55+. Mary McBrady, MMHA, suggested Ms. Hatch work with MCAD about change of ownership and guidance also from DHCH.

2. Joan Whitaker, Long Pond Village, is upset with owner because rent is unequal throughout the park; the rent in the park is going up 5% per year and there is an issue with using the club house. Letter with details was presented to Commissioners Overlock and Sore

3. Matt Owner of Mack Mobile Park, Peabody, has no rent increase in 2 years due to purchase and sale agreement. He explained that this was a co-op situation and wanted to know if the tenants have right to buy co-op.

- Meeting was adjourned at 12:15

- The next meeting is in Taunton on January 20, 2015.

Respectfully submitted,
Sherri Sore, Recording Secretary